



**ORDER:**

Respondent is ordered to reduce the 2013 actual value of the subject property, as set forth above.

The Adams County Assessor is directed to change his/her records accordingly.

**DATED AND MAILED** this 12th day of August 2014.

**BOARD OF ASSESSMENT APPEALS**

*Diane M. DeVries*

\_\_\_\_\_  
Diane M. DeVries

*Debra A. Baumbach*

\_\_\_\_\_  
Debra A. Baumbach

I hereby certify that this is a true and correct copy of the decision of the Board of Assessment Appeals.

*Cara McKeller*

\_\_\_\_\_  
Cara McKeller



STATE OF COLORADO  
BO. OF ASSESSMENT APPEALS  
2014 AUG -7 AM 9:18

<b>BOARD OF ASSESSMENT APPEALS, State of Colorado</b> 1313 Sherman Street, Room 315 Denver, CO 80203	<b>▲ COURT USE ONLY ▲</b>  Docket Number: 62591 Multiple County Account Numbers: (As set forth in Attachments)
<b>Petitioner:</b> SHEA HOMES LP	
<b>Respondent:</b> ADAMS COUNTY BOARD OF EQUALIZATION.	
Kerri Booth, #42562 Assistant Adams County Attorney 4430 S. Adams County Parkway 5 <sup>th</sup> Floor, Suite C5000B Brighton, CO 80601 Telephone: 720-523-6116 Fax: 720-523-6114	
<b>STIPULATION (As to Tax Year 2013 Actual Value)</b>	

Petitioner and Respondent hereby enter into this Stipulation regarding the tax year 2013 valuation of the subject property, and jointly move the Board of Assessment Appeals to enter its order based on this Stipulation.

Petitioner and Respondent agree and stipulate as follows:

1. The properties subject to this Stipulation are described as set forth in the County Schedule Numbers on the Attachments to this Stipulation.
2. The subject properties are classified as vacant residential land properties.
3. Attachment A reflects the actual values of the subject properties, as assigned by the Adams County Board of Equalization for tax year 2013.
4. After further review and negotiation, the Petitioner and Respondent agree to the tax year 2013 actual values of the subject properties, as shown on Attachment C.

**Total 2013 Proposed Value: \$953,926**  
**(Referenced in Attachment A)**

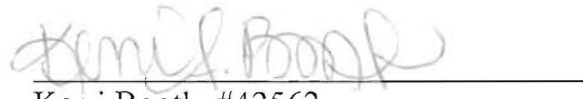
5. The valuations, as established on Attachment C, shall be binding with respect to only tax year 2013.

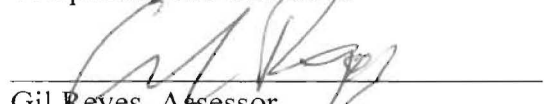
6. Brief narrative as to why the reductions were made: Based on actual sales data provided by the petitioner, the absorption period was adjusted to match what actually sold in the filing.

7. Both parties agree that the hearing scheduled before the Board of Assessment Appeals on July 28, 2014 be vacated; or a hearing has not yet been scheduled before the Board of Assessment Appeals \_\_\_\_ (check if appropriate).

Dated this 4th day of August, 2014.

  
Thomas E. Downey, Jr. Esq. #1686  
Downey & Associates, P.C.  
383 Inverness Parkway, Suite 300  
Englewood, CO 80112  
Telephone: 303-813-1111

  
Kerri Booth, #42562  
Assistant Adams County Attorney  
4430 S. Adams County Parkway  
Suite C5000B  
Brighton, CO 80601  
Telephone: 720-523-6116

  
Gil Reyes, Assessor  
4430 S. Adams County Parkway  
Suite C2100  
Brighton, CO 80601  
Telephone: 720-523-6038

Docket Number: 62591

Attachment A  
Docket Number 62591  
Values As Assigned by the Assessor

Account Number	Land Value	Improvement Value	Total Actual Value
R0168104	33,358.00	\$0.00	\$33,358.00
R0168105	33,358.00	\$0.00	\$33,358.00
R0168106	33,358.00	\$0.00	\$33,358.00
R0168107	33,358.00	\$0.00	\$33,358.00
R0168108	33,358.00	\$0.00	\$33,358.00
R0168109	33,358.00	\$0.00	\$33,358.00
R0168110	33,358.00	\$0.00	\$33,358.00
R0168111	33,358.00	\$0.00	\$33,358.00
R0168112	33,358.00	\$0.00	\$33,358.00
R0168113	33,358.00	\$0.00	\$33,358.00
R0168114	33,358.00	\$0.00	\$33,358.00
R0168115	33,358.00	\$0.00	\$33,358.00
R0168116	33,358.00	\$0.00	\$33,358.00
R0168120	33,358.00	\$0.00	\$33,358.00
R0168121	33,358.00	\$0.00	\$33,358.00
R0168122	33,358.00	\$0.00	\$33,358.00
R0168123	33,358.00	\$0.00	\$33,358.00
R0168124	33,358.00	\$0.00	\$33,358.00
R0168125	33,358.00	\$0.00	\$33,358.00
R0168126	33,358.00	\$0.00	\$33,358.00
R0168127	33,358.00	\$0.00	\$33,358.00
R0168128	33,358.00	\$0.00	\$33,358.00
R0168129	33,358.00	\$0.00	\$33,358.00
R0168130	33,358.00	\$0.00	\$33,358.00
R0168131	33,358.00	\$0.00	\$33,358.00
R0168132	33,358.00	\$0.00	\$33,358.00
R0168133	33,358.00	\$0.00	\$33,358.00
R0168148	33,358.00	\$0.00	\$33,358.00
R0168149	33,358.00	\$0.00	\$33,358.00
R0168154	33,358.00	\$0.00	\$33,358.00
R0168155	33,358.00	\$0.00	\$33,358.00
R0168156	33,358.00	\$0.00	\$33,358.00
R0168157	33,358.00	\$0.00	\$33,358.00
R0168165	33,358.00	\$0.00	\$33,358.00
R0168166	33,358.00	\$0.00	\$33,358.00
R0168174	33,358.00	\$0.00	\$33,358.00
R0168175	33,358.00	\$0.00	\$33,358.00
R0168180	33,358.00	\$0.00	\$33,358.00
R0168181	33,358.00	\$0.00	\$33,358.00
R0168182	33,358.00	\$0.00	\$33,358.00
R0168183	33,358.00	\$0.00	\$33,358.00
R0168205	33,358.00	\$0.00	\$33,358.00
R0168206	33,358.00	\$0.00	\$33,358.00
R0168207	33,358.00	\$0.00	\$33,358.00
R0168208	33,358.00	\$0.00	\$33,358.00
R0168210	33,358.00	\$0.00	\$33,358.00
R0168211	33,358.00	\$0.00	\$33,358.00
R0168212	33,358.00	\$0.00	\$33,358.00
R0168213	33,358.00	\$0.00	\$33,358.00
R0168214	33,358.00	\$0.00	\$33,358.00
R0168216	33,358.00	\$0.00	\$33,358.00
R0168217	33,358.00	\$0.00	\$33,358.00
R0168218	33,358.00	\$0.00	\$33,358.00
R0168219	33,358.00	\$0.00	\$33,358.00
R0168220	33,358.00	\$0.00	\$33,358.00
R0168221	33,358.00	\$0.00	\$33,358.00
R0168222	33,358.00	\$0.00	\$33,358.00
R0168223	33,358.00	\$0.00	\$33,358.00
<b>Totals</b>	<b>1,934,764</b>	<b>\$0.00</b>	<b>\$1,934,764</b>

**Attachment B**  
**Docket Number 62591**  
**Values Assigned by the County Board of Commissioners**

Account Number	Land Value	Improvement Value	Total Actual Value
R0168104	33,358.00	\$0.00	\$33,358.00
R0168105	33,358.00	\$0.00	\$33,358.00
R0168106	33,358.00	\$0.00	\$33,358.00
R0168107	33,358.00	\$0.00	\$33,358.00
R0168108	33,358.00	\$0.00	\$33,358.00
R0168109	33,358.00	\$0.00	\$33,358.00
R0168110	33,358.00	\$0.00	\$33,358.00
R0168111	33,358.00	\$0.00	\$33,358.00
R0168112	33,358.00	\$0.00	\$33,358.00
R0168113	33,358.00	\$0.00	\$33,358.00
R0168114	33,358.00	\$0.00	\$33,358.00
R0168115	33,358.00	\$0.00	\$33,358.00
R0168116	33,358.00	\$0.00	\$33,358.00
R0168120	33,358.00	\$0.00	\$33,358.00
R0168121	33,358.00	\$0.00	\$33,358.00
R0168122	33,358.00	\$0.00	\$33,358.00
R0168123	33,358.00	\$0.00	\$33,358.00
R0168124	33,358.00	\$0.00	\$33,358.00
R0168125	33,358.00	\$0.00	\$33,358.00
R0168126	33,358.00	\$0.00	\$33,358.00
R0168127	33,358.00	\$0.00	\$33,358.00
R0168128	33,358.00	\$0.00	\$33,358.00
R0168129	33,358.00	\$0.00	\$33,358.00
R0168130	33,358.00	\$0.00	\$33,358.00
R0168131	33,358.00	\$0.00	\$33,358.00
R0168132	33,358.00	\$0.00	\$33,358.00
R0168133	33,358.00	\$0.00	\$33,358.00
R0168148	33,358.00	\$0.00	\$33,358.00
R0168149	33,358.00	\$0.00	\$33,358.00
R0168154	33,358.00	\$0.00	\$33,358.00
R0168155	33,358.00	\$0.00	\$33,358.00
R0168156	33,358.00	\$0.00	\$33,358.00
R0168157	33,358.00	\$0.00	\$33,358.00
R0168165	33,358.00	\$0.00	\$33,358.00
RC168166	33,358.00	\$0.00	\$33,358.00
R0168174	33,358.00	\$0.00	\$33,358.00
R0168175	33,358.00	\$0.00	\$33,358.00
R0168180	33,358.00	\$0.00	\$33,358.00
R0168181	33,358.00	\$0.00	\$33,358.00
R0168182	33,358.00	\$0.00	\$33,358.00
R0168183	33,358.00	\$0.00	\$33,358.00
R0168205	33,358.00	\$0.00	\$33,358.00
R0168206	33,358.00	\$0.00	\$33,358.00
R0168207	33,358.00	\$0.00	\$33,358.00
R0168208	33,358.00	\$0.00	\$33,358.00
R0168210	33,358.00	\$0.00	\$33,358.00
R0168211	33,358.00	\$0.00	\$33,358.00
R0168212	33,358.00	\$0.00	\$33,358.00
R0168213	33,358.00	\$0.00	\$33,358.00
R0168214	33,358.00	\$0.00	\$33,358.00
R0168216	33,358.00	\$0.00	\$33,358.00
R0168217	33,358.00	\$0.00	\$33,358.00
R0168218	33,358.00	\$0.00	\$33,358.00
R0168219	33,358.00	\$0.00	\$33,358.00
R0168220	33,358.00	\$0.00	\$33,358.00
R0168221	33,358.00	\$0.00	\$33,358.00
R0168222	33,358.00	\$0.00	\$33,358.00
R0168223	33,358.00	\$0.00	\$33,358.00
<b>Totals</b>	<b>1,934,764</b>	<b>\$0.00</b>	<b>\$1,934,764</b>

**Attachment C**  
**Docket Number 62591**  
**Actual Values Agreed to by All Parties**

Account Number	Land Value	Improvement Value	Total Actual Value
R0168104	16,447.00	\$0.00	\$16,447.00
R0168105	16,447.00	\$0.00	\$16,447.00
R0168106	16,447.00	\$0.00	\$16,447.00
R0168107	16,447.00	\$0.00	\$16,447.00
R0168108	16,447.00	\$0.00	\$16,447.00
R0168109	16,447.00	\$0.00	\$16,447.00
R0168110	16,447.00	\$0.00	\$16,447.00
R0168111	16,447.00	\$0.00	\$16,447.00
R0168112	16,447.00	\$0.00	\$16,447.00
R0168113	16,447.00	\$0.00	\$16,447.00
R0168114	16,447.00	\$0.00	\$16,447.00
R0168115	16,447.00	\$0.00	\$16,447.00
R0168116	16,447.00	\$0.00	\$16,447.00
R0168120	16,447.00	\$0.00	\$16,447.00
R0168121	16,447.00	\$0.00	\$16,447.00
R0168122	16,447.00	\$0.00	\$16,447.00
R0168123	16,447.00	\$0.00	\$16,447.00
R0168124	16,447.00	\$0.00	\$16,447.00
R0168125	16,447.00	\$0.00	\$16,447.00
R0168126	16,447.00	\$0.00	\$16,447.00
R0168127	16,447.00	\$0.00	\$16,447.00
R0168128	16,447.00	\$0.00	\$16,447.00
R0168129	16,447.00	\$0.00	\$16,447.00
R0168130	16,447.00	\$0.00	\$16,447.00
R0168131	16,447.00	\$0.00	\$16,447.00
R0168132	16,447.00	\$0.00	\$16,447.00
R0168133	16,447.00	\$0.00	\$16,447.00
R0168148	16,447.00	\$0.00	\$16,447.00
R0168149	16,447.00	\$0.00	\$16,447.00
R0168154	16,447.00	\$0.00	\$16,447.00
R0168155	16,447.00	\$0.00	\$16,447.00
R0168156	16,447.00	\$0.00	\$16,447.00
R0168157	16,447.00	\$0.00	\$16,447.00
R0168165	16,447.00	\$0.00	\$16,447.00
R0168166	16,447.00	\$0.00	\$16,447.00
R0168174	16,447.00	\$0.00	\$16,447.00
R0168175	16,447.00	\$0.00	\$16,447.00
R0168180	16,447.00	\$0.00	\$16,447.00
R0168181	16,447.00	\$0.00	\$16,447.00
R0168182	16,447.00	\$0.00	\$16,447.00
R0168183	16,447.00	\$0.00	\$16,447.00
R0168205	16,447.00	\$0.00	\$16,447.00
R0168206	16,447.00	\$0.00	\$16,447.00
R0168207	16,447.00	\$0.00	\$16,447.00
R0168208	16,447.00	\$0.00	\$16,447.00
R0168210	16,447.00	\$0.00	\$16,447.00
R0168211	16,447.00	\$0.00	\$16,447.00
R0168212	16,447.00	\$0.00	\$16,447.00
R0168213	16,447.00	\$0.00	\$16,447.00
R0168214	16,447.00	\$0.00	\$16,447.00
R0168216	16,447.00	\$0.00	\$16,447.00
R0168217	16,447.00	\$0.00	\$16,447.00
R0168218	16,447.00	\$0.00	\$16,447.00
R0168219	16,447.00	\$0.00	\$16,447.00
R0168220	16,447.00	\$0.00	\$16,447.00
R0168221	16,447.00	\$0.00	\$16,447.00
R0168222	16,447.00	\$0.00	\$16,447.00
R0168223	16,447.00	\$0.00	\$16,447.00
<b>Totals</b>	<b>953,926</b>	<b>\$0.00</b>	<b>\$953,926</b>